

CALLEGUAS MUNICIPAL WATER DISTRICT
CAPITAL CONSTRUCTION CHARGE
NOTICE TO BUILDERS AND DEVELOPERS

Calleguas Municipal Water District (CMWD) imports and distributes water on a wholesale basis to 21 retail purveyors south of the Santa Clara River. The area's growing water needs requires construction of additional water transmission and storage facilities. To fund these facilities, the District imposes a Capital Construction Charge (CCC) on new development. The CCC is a one-time payment by builders or developers to finance construction of water facilities necessary to supply additional demands created by growth.

CMWD Ordinance No. 14, as amended October 15, 2003, and effective January 1, 2004, continues the following Capital Construction Charge rate schedule according to meter size:

Meter Size (inches)	Capital Construction Charge	Meter Size (Inches)	Capital Construction Charge
5/8"	\$2,235	3"	\$32,588
3/4"	\$2,235	4"	\$55,878
1"	\$4,649	6"	\$116,406
1.5"	\$9,321	8"	\$167,635
2"	\$14,908	10"	\$270,072
		12"	\$400,469

Rates are subject to change.

The Capital Construction Charge is a non-refundable fee.

The 2002 Nexus Study Update calculated these rates using present CMWD population and meter connections together with projected population and the cost of new facilities required to meet the demand of new residents and businesses.

Agricultural Meters: There will be no charge for meters serving agriculture exclusively.

Fire Flow: Meters exclusively designated for fire flow will bear no charge.

Residential Meters Oversized for Fire Flow: Some purveyors install oversized meters or dual meters on residential units to provide reserve capacity for fire sprinklers. When a member purveyor certifies that a meter to be installed at a particular home is oversized for fire flow, the District will apply the fee for a meter one size smaller. When two meters are to serve a single residence and neither is designated exclusively for fire flow, the charge will be determined as follows:

- a) If meters are of equal size, one meter will be charged at the scheduled rate and the second meter will be charged as if it were one size smaller.
- b) If meters are of unequal size, the smaller meter will be charged as if it were one size smaller.
- c) If one or both meters are 3/4" or smaller, the fee will be waived on one 3/4" meter.

Multiple Meters: If a parcel of land is to be provided domestic service by multiple water meters, the applicable charge shall be the sum of the individual meter fees for the meters installed.

Changes in Meter Sizes: Should a change in use, or additional improvements to a parcel require a larger water meter, the charge shall be determined by subtracting the charge appropriate for the meter that is removed from the charge for the larger meter to be installed. When an additional meter is installed at a parcel with existing service, the charge for the new meter will be the same as if it were a new service connection. If an existing water meter is replaced with a smaller meter or removed from service, the District will not issue a refund.

Recognition Of Water Service To Previous Development: When previous development on a particular parcel is documented by public records, the District will recognize it as existing demand and deduct from the fees due for proposed redevelopment an amount equal to the charges that would be levied if the previous development were constructed today. If the credit available from previous development exceeds the amount due for new development, the District will not issue a refund. The existence of a water meter alone, without evidence that the meter served development on a parcel will not be recognized as existing demand. Please call CMWD at the telephone number below to discuss acceptable documentation.

Arrangement for payment of the CCC must be completed with CMWD before the member agency or retail purveyor, in whose service area the project is to be constructed, may issue a "Will Serve Letter" for the project.

Construction Operations Above Or Near District Facilities: Projects involving grading, excavation, heavy equipment operation or other construction activity in or near District right of way must comply with all District engineering review and inspection requirements prior to District issuance of a Memorandum of Understanding or Proof of Payment for any increment of the project. Please call the Manager of Operations and Maintenance at 805 579-7117 for detailed information.

Applicants seeking District approval in order to record a tentative subdivision map, parcel map or development plan may either pay the fee, or enter into a Capital Construction Charge Agreement ("Agreement") with CMWD. The Agreement will establish an unsecured lien on the land to be development and lock in the present CCC rate schedule for a period of two years after the Agreement is recorded. Proof of arrangement for payment is given by CMWD in a District Memorandum of Understanding (MOU) upon recordation of the Agreement. The member agency or retail purveyor serving the project may issue a 'Will-Serve Letter' only after receiving an embossed copy of the MOU from CMWD.

In any event, payment of the CCC must be made prior to the issuance of any building permit, except as this may vary in accordance with local requirements. Once payment has been made, CMWD will issue a District Proof of Payment that authorizes building permit issuance.

The "District Memorandum of Understanding" and "District Proof of Payment" in no way obligate the retail water agency to provide water to the developer. Developers are advised that all requirements of the retail water agency as conditions of water service must also be met.

Owners and developers seeking the "District Memorandum of Understanding" and "District Proof of Payment" should first contact the retail water purveyor for the project and obtain a signed Statement of Meter Size, which will also require the following information:

- Project address.
- Name, mailing address and telephone number of the property's owner/developer.
- Assessor's Parcel Number(s) (APN) of the land to be developed.
- Legal Description (typically lot and tract numbers) of the land to be developed.

Please ask the purveyor to fax or mail the Statement of Meter Size to the District. Calleguas also requests a copy of the most recent property tax bill. Other information may be required by the District depending on the character of the project.

The Calleguas Municipal Water District office is located at 2100 Olsen Road, Thousand Oaks (1/4 mile east of Highway 23) Office hours are 8:00 a.m. to 4:30 p.m. weekdays (holidays excepted).

Before visiting the District office, please call 805/579-7129 to confirm the CCC for your particular project and make an appointment. Contacting the District in advance will expedite the transaction and may greatly reduce the time required for customer appointments.

For your added convenience, CCC payments may be made online at www.calleguas.com.